



# Ryan Industrial Park

200 - 208 Ryan Drive  
Little Canada, MN 55117

**FOR LEASE - 1,438 RSF Available**

**NEW CONSTRUCTION!**



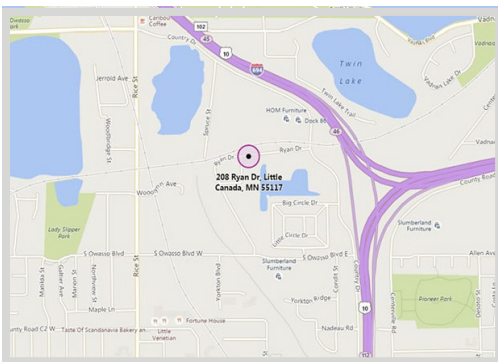
## FEATURES:

- One available space ---> 1,438 RSF (100 SF Office)
- Located conveniently off 694 via Rice Street & County Drive.
- Newly constructed building - Completed February 2016.

**Gross Rent**

**\$1,260.00/mo.**

Includes Tax & Cam  
(Gas & Electric Separate)



## FACTS:

- ▲ 16' ceiling heights
- ▲ WH Heated with gas fired unit heater
- ▲ Wood post frame insulated building with metal siding and roof
- ▲ Tranch drains with flammable waste trap
- ▲ (1) Drive-in door 12' x 14'

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## Contact

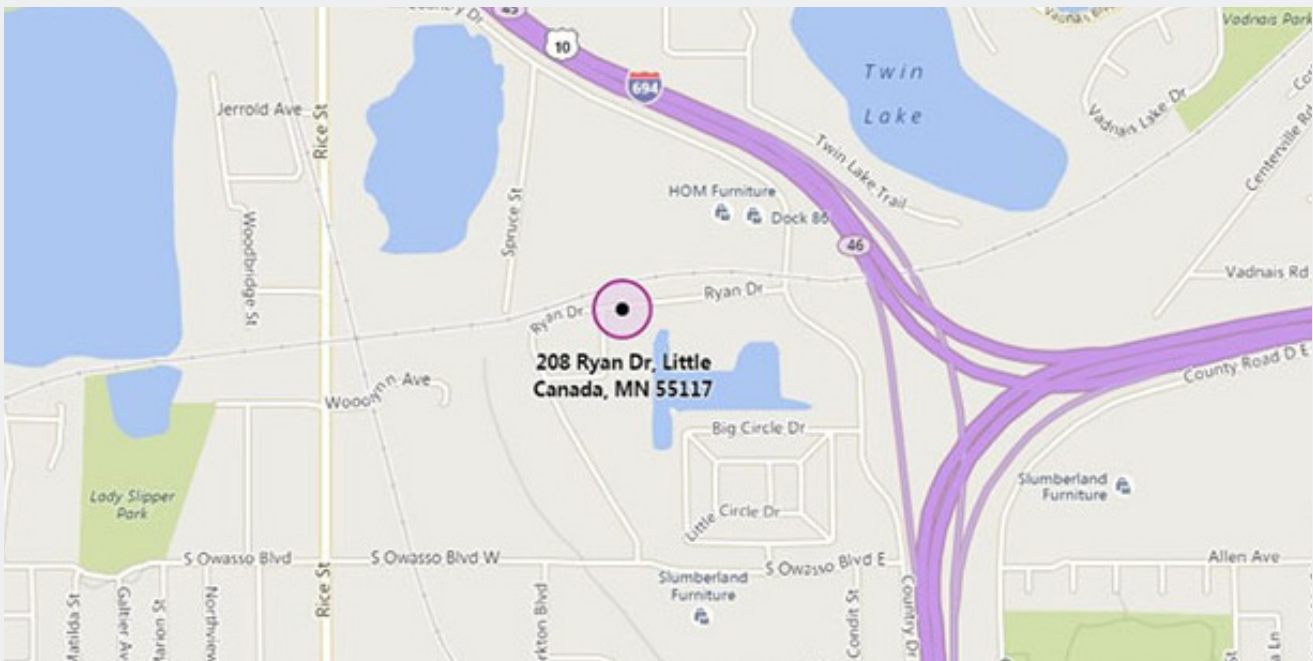
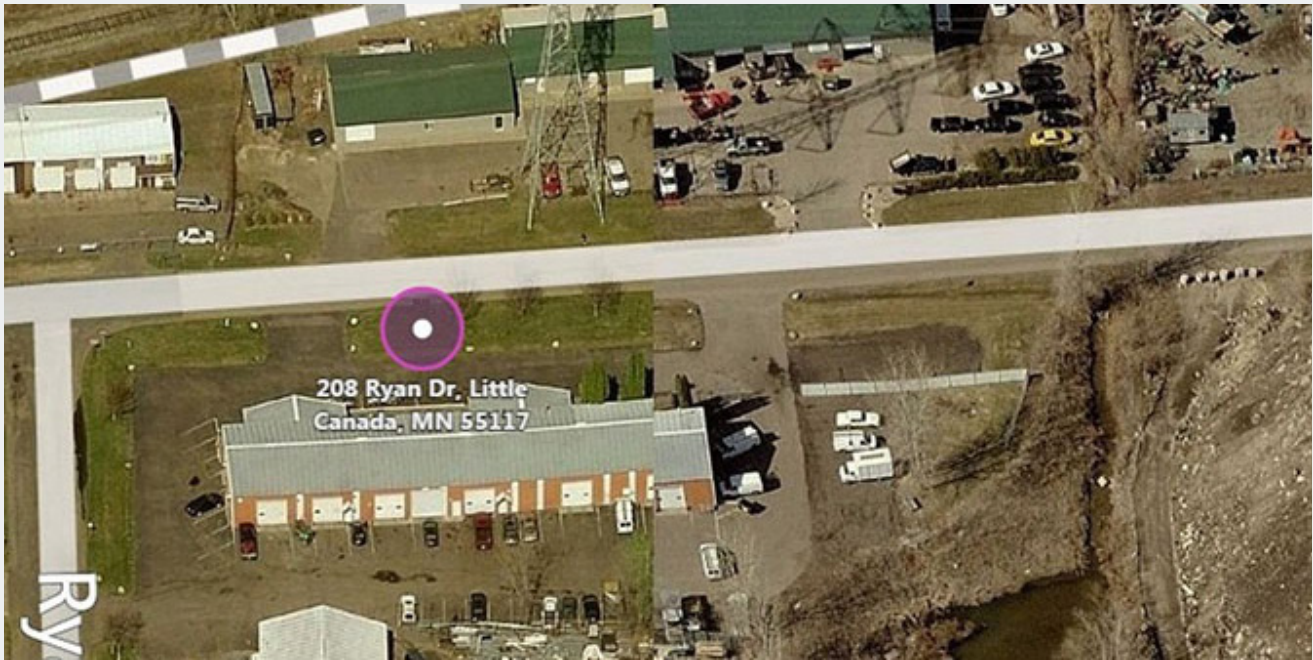
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**Arrow Companies**  
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Maple Grove, MN 55369

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**AERIAL & MAP**

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**PICTURES**

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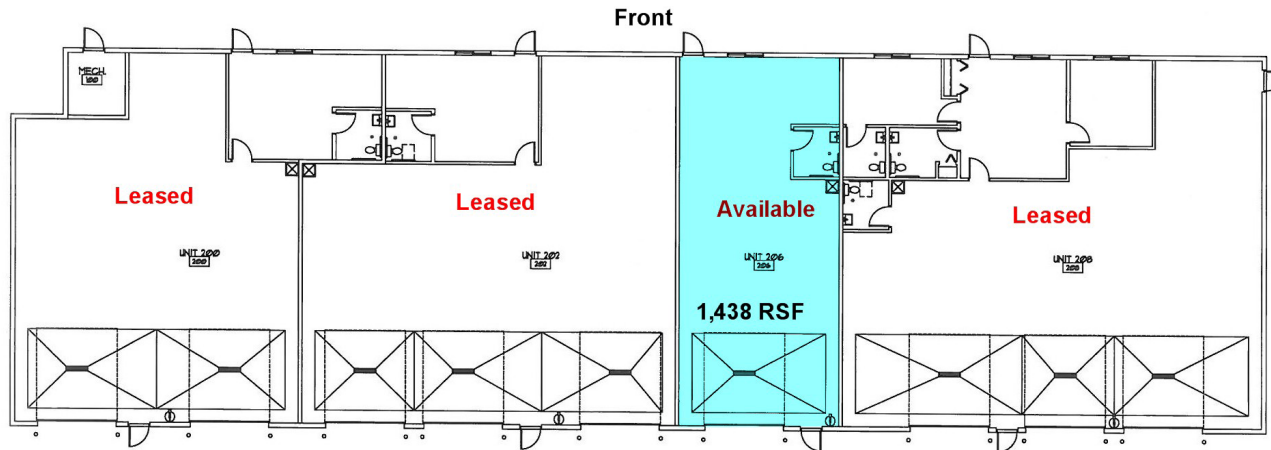
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## FLOOR PLAN

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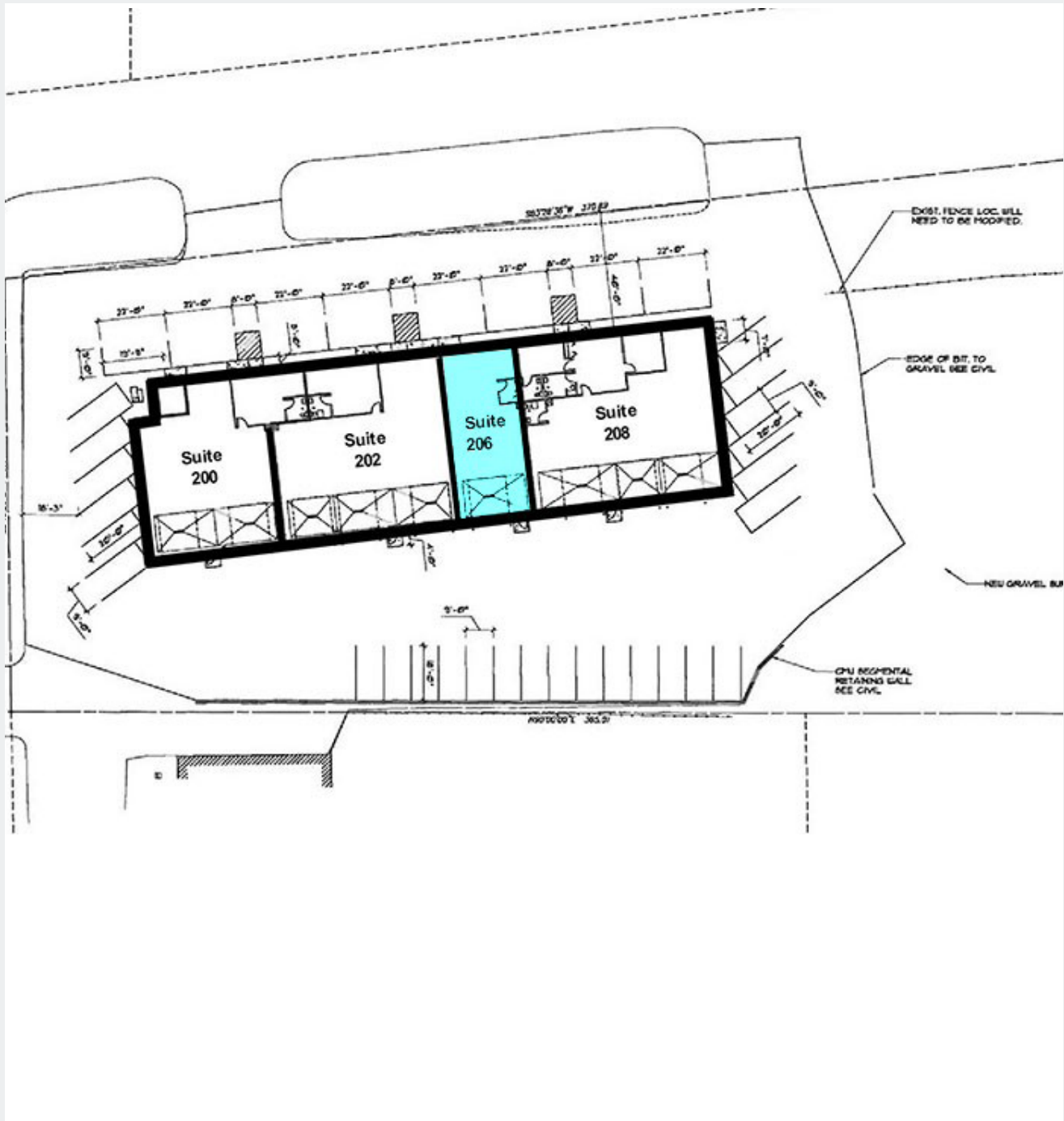
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## SITE PLAN

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## DEMOGRAPHICS

**FOR LEASE - 1,438 RSF Available**

### Demographic Summary Report

Ryan Industrial Park									
200-208 Ryan Dr, Saint Paul, MN 55117									
Building Type: <b>Industrial</b>		Warehouse Avail: -							
RBA: <b>8,436 SF</b>		Office Avail: -							
Land Area: <b>1.36 AC</b>		% Leased: <b>100%</b>							
Total Available: <b>0 SF</b>		Rent/SF/Yr: -							
Radius		1 Mile		3 Mile		5 Mile			
Population									
2020 Projection		8,126		62,967		221,482			
2015 Estimate		7,643		59,603		210,296			
2010 Census		6,989		56,144		200,629			
Growth 2015 - 2020		6.32%		5.64%		5.32%			
Growth 2010 - 2015		9.36%		6.16%		4.82%			
2015 Population by Hispanic Origin		434		2,660		13,535			
2015 Population By Race		7,643		59,603		210,296			
White		5,933 77.63%		47,816 80.22%		150,319 71.48%			
Black		469 6.14%		3,389 5.69%		19,095 9.08%			
Am. Indian & Alaskan		71 0.93%		352 0.59%		1,893 0.90%			
Asian		969 12.68%		6,451 10.82%		32,183 15.30%			
Hawaiian & Pacific Island		1 0.01%		26 0.04%		136 0.06%			
Other		200 2.62%		1,569 2.63%		6,671 3.17%			
Households									
2020 Projection		3,458		26,435		86,582			
2015 Estimate		3,251		24,998		82,063			
2010 Census		2,983		23,562		78,153			
Growth 2015 - 2020		6.37%		5.75%		5.51%			
Growth 2010 - 2015		8.98%		6.09%		5.00%			
Owner Occupied		2,130 65.52%		18,126 72.51%		54,710 66.67%			
Renter Occupied		1,121 34.48%		6,871 27.49%		27,353 33.33%			
2015 Households by HH Income		3,252		24,998		82,063			
Income: <\$25,000		702 21.59%		3,822 15.29%		15,991 19.49%			
Income: \$25,000 - \$50,000		833 25.62%		5,696 22.79%		18,429 22.46%			
Income: \$50,000 - \$75,000		517 15.90%		4,282 17.13%		14,392 17.54%			
Income: \$75,000 - \$100,000		405 12.45%		3,450 13.80%		10,952 13.35%			
Income: \$100,000 - \$125,000		336 10.33%		2,834 11.34%		8,583 10.46%			
Income: \$125,000 - \$150,000		159 4.89%		1,898 7.59%		5,297 6.45%			
Income: \$150,000 - \$200,000		184 5.66%		1,908 7.63%		4,725 5.76%			
Income: \$200,000+		116 3.57%		1,108 4.43%		3,694 4.50%			
2015 Avg Household Income		\$73,603		\$84,157		\$78,494			
2015 Med Household Income		\$53,839		\$66,919		\$61,473			

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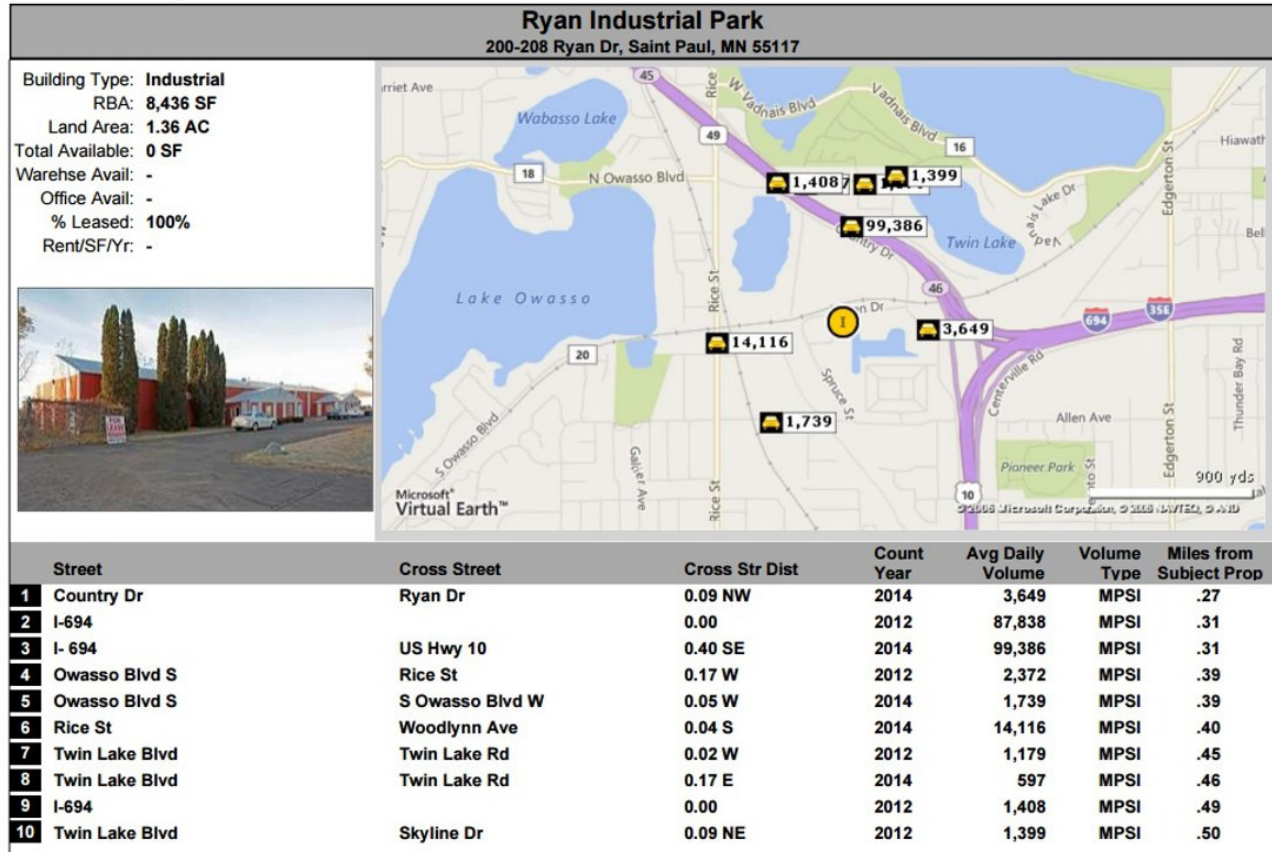
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### Traffic Count Report



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12/8/2015

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